



Canters Mead, Brokenborough, Malmesbury, Wiltshire, SN16 0JB

Stand-alone detached period house
Private rural setting for peace and quiet
Gardens and paddocks of 5.7 acres
Picturesque countryside views
4 bedrooms
Fantastic open plan configuration
4 reception rooms

Country lifestyle opportunity yet just 1 mile from
the town centre
Double garage and outbuildings/stabling



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Guide Price: £1,250,000

Approximately 2,103 sq.ft excluding all outbuildings



‘A private haven for peace and quiet and yet located just 1 mile from Malmesbury High Street, this excellent period house offers a wonderful lifestyle opportunity together with 5.7 acres of picturesque grounds’

The Property

Canter's Mead is an excellent rural home idyllically located for peace and quiet within a private and secluded stand-alone countryside setting amongst the Cotswold Area of Outstanding Natural Beauty. The house sits elevated with sweeping views across its mature grounds and the infant River Avon meandering through the picturesque shallow valley. Whilst enjoying such a private position, the property is conveniently located just 1 mile from Malmesbury town centre and is easily accessible to the town's amenities and schools by foot.

Dating back to c.1820, the house combines three architectural elements of the traditional cosy charm of a cottage, the refined elegance of Victorian features, and the sleek modern design of fashionable open plan. The accommodation is tastefully presented spanning over three floors and extending to over 2,100 sq.ft. The ground floor layout is predominantly arranged as open plan flowing from room to room ideal for family living and entertaining guests. This area comprises a stylish Neptune fitted kitchen with

central island, dining room with an original range burner feature, and an outstanding dual-aspect living room with an open fireplace and superb ceiling height. There is an additional cosy reception room with a wood-burning stove. An entrance hall adjoins a very useful utility room ideal for country living alongside a downstairs WC. On the first floor, there are two good-sized double bedroom both with built-in storage, and a third small double bedroom. There is a bathroom and separate WC located on this floor. A magnificent attic bedroom suite occupies the entire top floor comprising a double bedroom, an extensive fitted dressing room, and en-suite shower room. The property is not listed and lends itself for further enlargement if required.

The property is approached by dual gated 'in-out' driveways which provide an impressive entrance. There is a detached double garage block complete with a workshop/home office. This significant outbuilding could be converted into secondary accommodation, subject to the necessary planning consents.

The well-established grounds extend to some 5.7

acres in all comprising beautiful gardens and over 3 acres of paddocks. The gardens have been thoughtfully configured with secluded terraces overlooking the river from several viewpoints including a hot tub area with summerhouse.

The property offers a fantastic lifestyle opportunity for those seeking a 'Good Life' smallholding, the hobby equestrian, or those who simply enjoy peace and quiet. For the budding equestrian, there is a superb all-weather riding arena (20m x 60m Martin Collins Fibre Track Plus) constructed in 2020 together a covered stable block offering three stables and a tack room. The arena equally offers a levelled area in which to construct a tennis court if desired.

Situation

Canter's Mead is rurally located on the edge of Malmesbury and the quaint village of Brokenborough. Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the

town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. The High Street has numerous independent shops, pubs and restaurants including a new Aldi, Waitrose store and a regular weekly Farmer's market. The town has excellent choice of both primary and secondary schools as well as good recreational and leisure facilities. Private school options include Westonbirt and Beaudesert Park.

The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol, Bath and Swindon together with London and the West Country (M5). Main line rail services are available from Chippenham and Kemble (Paddington in about 70 minutes).

Nearby sporting facilities include horseracing at Bath and Cheltenham, a range of local golf clubs including a Peter Alliss designed 18 hole course at Castle Combe, the world famous Badminton Horse Trials, and various water sport options at the Cotswold Water Park.







Additional Information

The property is Freehold with electric underfloor and storage heating, recently upgraded private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. There are no rights of way across the land and the property is not Listed. Ultrafast broadband is available and there is mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

Directions

From Malmesbury, follow the B4040 towards Sherston to leave the town. Take the next right hand turn signed towards Brokenborough. The property can be found on the left hand side before the bridge. Enter through the electric five-bar gate at the second driveway.

Postcode SN16 0JB

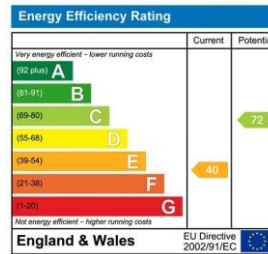
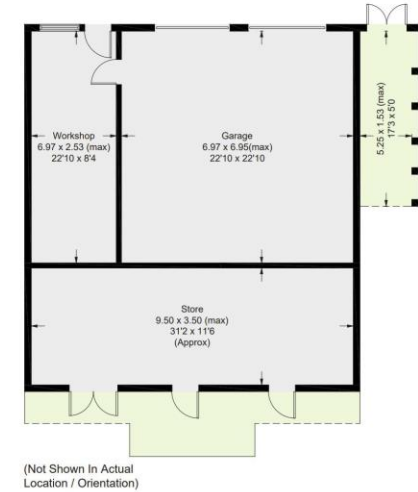
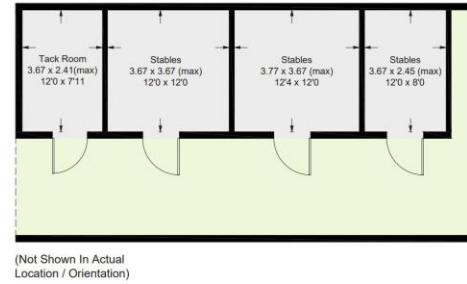
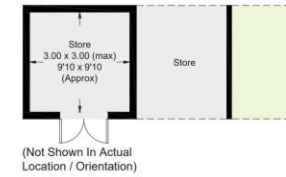
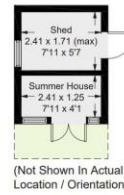
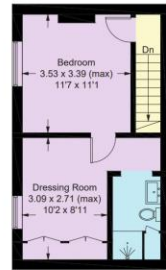
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Approximate Gross Internal Floor Area
 Main House: 195.3 sq m / 2,102 sq ft
 Outbuildings: 165.2 sq m / 1,778 sq ft
 Total: 360.5 sq m / 3,880 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



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